

Municipality of Chatham-Kent

Finance, Budget & Information Technology Services

Financial Services

To: Mayor and Members of Council

From: Steve Brown, CPA, CMA
Director, Financial Services

Date: July 24, 2018

Subject: Surplus Property Declaration – PIN 00525 0061

Recommendation

It is recommended that:

1. Administration be directed to declare the municipal owned property known as Property Identification Number 00525 0061 located on the south west side of Keil Drive South, legally described as: Part lot 21, Concession 1, Eastern boundary Raleigh, as in RA32911 and RA32910; Chatham-Kent, as surplus to municipal needs.

Background

Property Identification Number 00525 0061 formerly had a Canadian Pacific rail line spur running through the curved piece of the property. In 2018, the rail line was removed. Recent ownership changes in the area have initiated administration to review the property ownership and whether or not it is still required for municipal purposes. The declaration of this land as surplus to municipal needs and its disposition will assist in the redevelopment of the adjacent currently vacant parcel of land that fronts on Keil Drive South.

Comments

In an effort to reduce municipal liability and maintenance costs, the property management division of Financial Services is proactively reviewing properties under the ownership of the Municipality to determine which specific properties have a value in remaining under our ownership. As administration determines there is no value in keeping the land for present day use or future planning, land parcels are declared surplus to municipal needs and marketed for sale on the open market through the aid of the realtor on contract with the Municipality.

Areas of Strategic Focus and Critical Success Factors

The recommendation in this report supports the following areas of strategic focus:

- Economic Prosperity:
Chatham-Kent is an innovative and thriving community with a diversified economy
- A Healthy and Safe Community:
Chatham-Kent is a healthy and safe community with sustainable population growth
- People and Culture:
Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community
- Environmental Sustainability:
Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

- Financial Sustainability:
The Corporation of the Municipality of Chatham-Kent is financially sustainable
- Open, Transparent and Effective Governance:
The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership
- Has the potential to support all areas of strategic focus & critical success factors
- Neutral issues (does not support negatively or positively)

Consultation

Building Services confirmed the zoning of the property.

The Technical Advisory Committee confirmed this parcel to be surplus to municipal needs.

Legal Services will assist with closing of the sale once all conditions have been met.

Financial Implications

The Property Disposition budget includes lot sales revenue. The sale proceeds offset the legal costs associated with the land transfer. Any surplus from the sale will contribute to the revenue line. The sale of surplus lands creates potential for assessment growth, generation of future tax revenue, and decreases municipal liability and maintenance costs.

Prepared by:

Reviewed by:

Amy McLellan, CPA, CGA
Manager, Revenue

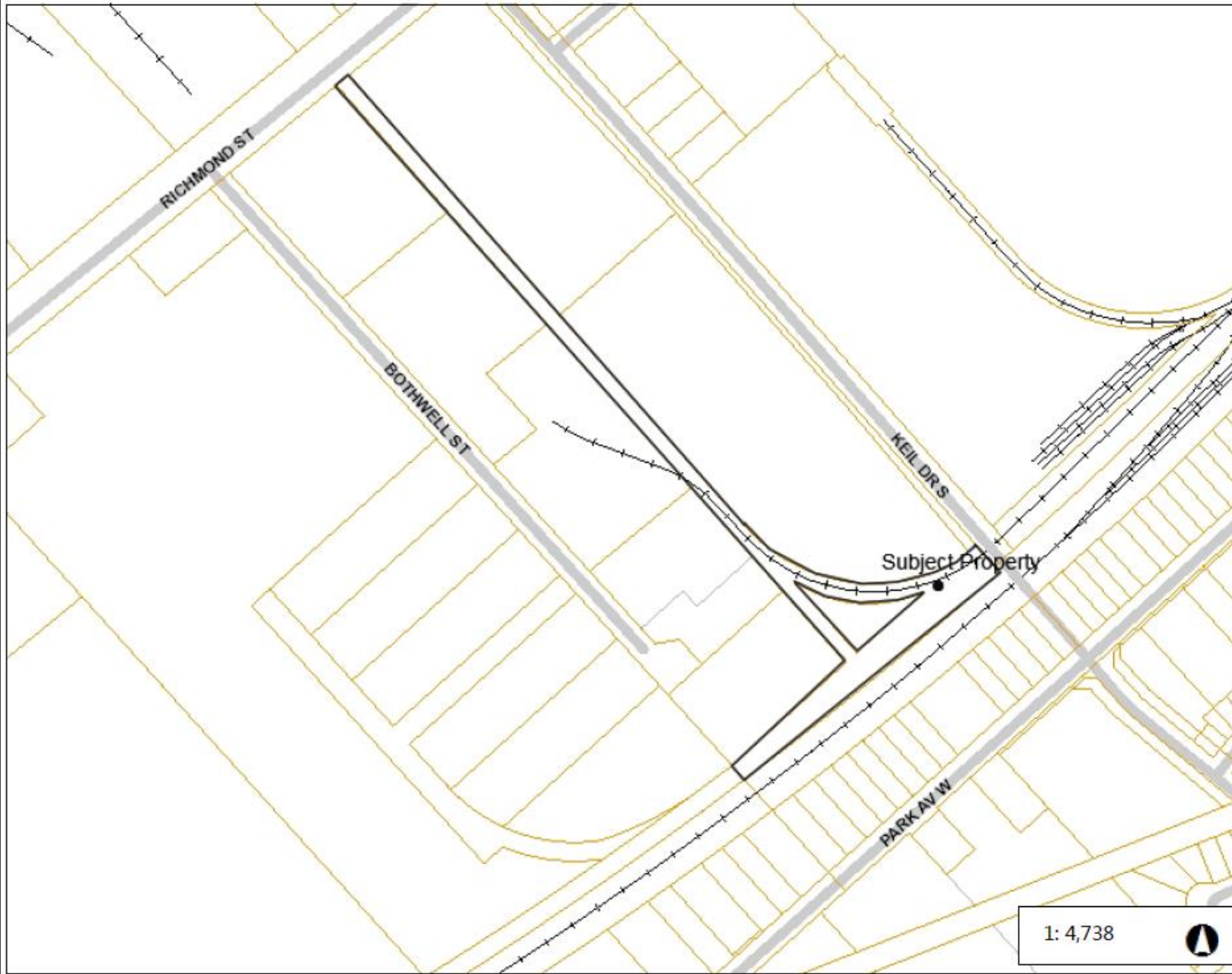
Steven Brown, CPA, CMA
Director, Financial Services

Reviewed by:


Mike Turner, CPA, CMA
Chief Financial Officer, Treasurer

Attachments: GIS Map – Property Identification Number 00525 0061

P:\RTC\F&PS\Finance\2018\RTC037 – Declaration of Surplus Property, PIN 00525 0061.docx



Legend

-  Ownership Parcel
-  Settlement Areas
-  Road network
-  Railway
-  Assessment Parcel

1: 4,738



0.2 0 0.12 0.2 Kilometers



NAD_1983_UTM_Zone_17N
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes